

**MANAGEMENT CERTIFICATE FOR  
PROPERTY OWNERS ASSOCIATION OF STONE CREEK RANCH, INC.  
KENDALL COUNTY**

**STATE OF TEXAS     §  
COUNTY OF KENDALL §**

1.     **Name of Subdivision:**                     Stone Creek Ranch
2.     **Name of Association:**                     Property Owners Association of Stone Creek Ranch, Inc.
3.     **Recording Data for Subdivision:**                     See Exhibit "A"
4.     **Recording Data for Declaration:**                     See Exhibit "A"
5.     **Name and mailing address of Association:** Property Owners Association of Stone Creek Ranch, Inc., 3424 Paesanos Pkwy Ste. 100, San Antonio, TX 78231.
6.     **The Association's designated representative is:** FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste. 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax. Email: [sanantonio@fsresidential.com](mailto:sanantonio@fsresidential.com)  
Community Website: <https://stonecreekranch.connectresident.com/>
7.     **Resales Disclosure Package: \$375.00**  
**Homeowner Setup/ Unit Transfer Fee:** There is a transfer fee in the amount of \$150.00 collected at closing from the buyer.
8.     **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association:** See Exhibit "A"

*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Property Owners Association of Stone Creek Ranch, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.*

Property Owners Association of Stone Creek Ranch, Inc.

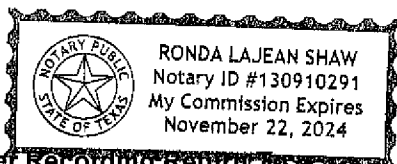
By: Eugene Patillo

Print Name: Eugene Patillo

Print Title: Managing Agent

**STATE OF TEXAS     §  
COUNTY OF BEXAR   §**

This instrument was acknowledged and signed before me on this the 28<sup>th</sup> day of December 2021 by Eugene Patillo, the Managing Agent of the Property Owners Association of Stone Creek Ranch, Inc. on behalf of the Association.



Ronda Lajeon Shaw  
Notary Public – State of Texas

**After Recording Return To:**  
FirstService Residential San Antonio, LLC  
3424 Paesanos Pkwy Ste. 100  
San Antonio, TX 78231

## EXHIBIT "A"

**Property Owners Association of Stone Creek Ranch, Inc.**, a subdivision located in Kendall County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Property Owners Association of Stone Creek Ranch, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Kendall County, Texas as follows:

<b>Recording Date</b>	<b>Filed Document</b>	<b>Recording Information</b>
08/10/2007	Unit 1 Plat	224096
08/21/2007	DCCR's	224454
09/07/2007	Bylaws	224900
12/03/2008	2 <sup>nd</sup> Amendment to DCCRs	236790
11/27/2013	Landscape & Exterior Guidelines	280448
12/09/2013	Certificate of Formation	280623
08/19/2014	Dedicatory Instruments of Landscape & Exterior Lighting Guidelines and Universal Sign Policy Stone Creek Ranch	286428
01/05/2017	New Builder Review Guidelines	308174
01/05/2017	Covenant Enforcement and Fine Policy and Procedures	308176
01/05/2017	Landscape Guidelines	308172
01/05/2017	3 <sup>rd</sup> Amendment to DCCR	308173
01/05/2017	Universal Sign Guidelines	308175
09/09/2021	Third Supplemental Declaration	361257

**Kendall County  
Darlene Herrin  
Kendall County  
Clerk**

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**Instrument Number:** 365860

eRecording - Real Property

AFFIDAVIT

Recorded On: January 10, 2022 08:03 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$30.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

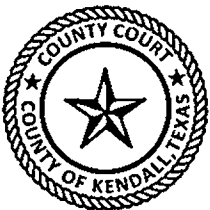
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 365860  
Receipt Number: 20220110000002  
Recorded Date/Time: January 10, 2022 08:03 AM  
User: Paula P  
Station: cclerk06

**Record and Return To:**

Simplifile  
5072 North 300 West  
  
PROVO UT



**STATE OF TEXAS  
COUNTY OF**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Kendall County, Texas.**

Darlene Herrin  
Kendall County Clerk  
Kendall County, TX

*Darlene Herrin*